



City of San Marcos

Regular Meeting Historic Preservation Commission August 1, 2019, 5:45 PM Multipurpose Room, San Marcos Activity Center 501 East Hopkins Street San Marcos, Texas

The Historic Preservation Commission may adjourn into executive session to consider any item on the agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made on the basis for the Executive Session discussion. The Historic Preservation Commission may also publicly discuss any item listed on this agenda for Executive Session.

I. Call To Order

II. Roll Call

- III. 30 Minute Citizen Comment Period:** *Each speaker signed up prior to the meeting being called to order will be called in order of sign-up, and will allowed three minutes to speak about items posted or not on the agenda.*

PUBLIC HEARINGS

- 1. HPC-19-12 (804 Burleson Street)** Hold a public hearing and consider a request for a Certificate of Appropriateness by Rolf Straubhaar and Kristy Money to allow a change in material for an approved fence located at 804 Burleson Street.
- 2. HPC-19-14 (816 West Hopkins Street)** Hold a public hearing and consider a request for a Certificate of Appropriateness by Andrew Behnke to allow various exterior improvements including, but not limited to, extending the front porch, replacing the front and side door, installing period correct exterior lighting, installing period appropriate skirting, and adding a brick path approach up to the front porch of the property located at 816 West Hopkins Street.

FUTURE AGENDA ITEMS

Board Members may provide requests for discussion items for a future agenda in accordance with the board's approved bylaws. *(No further discussion will be held related to topics proposed until they are posted on a future agenda in accordance with the Texas Open Meetings Act.)*

VI. Question and Answer Session with Press and Public.

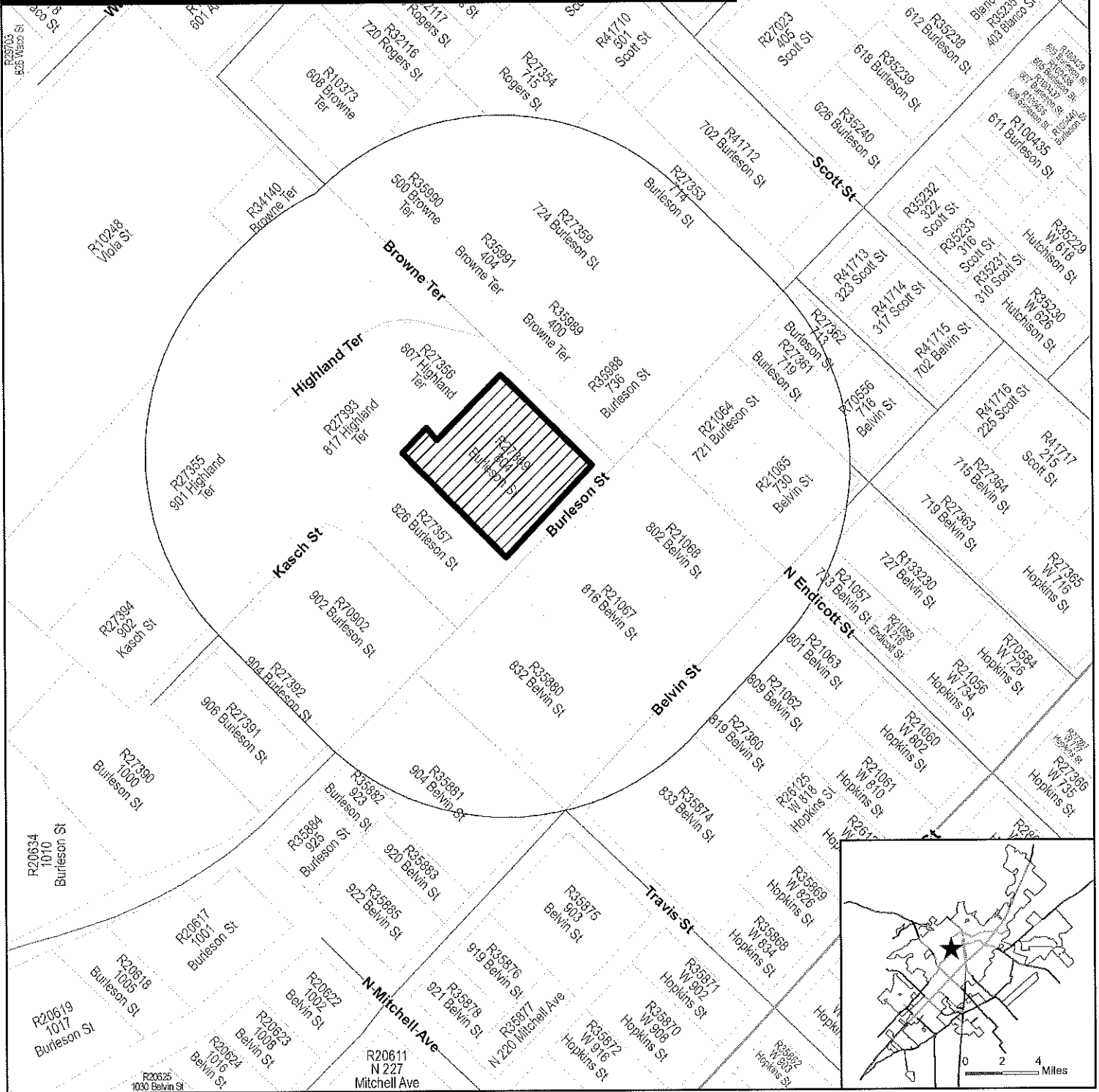
This is an opportunity for the Press and Public to ask questions related to items on this agenda.

VII. Adjournment

Notice of Assistance at the Public Meetings

The City of San Marcos is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days (48 hours) before the meeting date. Individuals who require auxiliary aids and services for this meeting should contact the City of San Marcos ADA Coordinator at 512-393-8000 (voice) or call Texas Relay Service (TRS) by dialing 7-1-1. Requests can also be faxed to 855-461-6674 or sent by e-mail to ADArequest@sanmarcostx.gov.

For more information on the Historic Preservation Commission, please contact Alison Brake, Historic Preservation Officer and Planner at 512.393.8232 or abrake@sanmarcostx.gov.



★

Site Location

Subject Property

400' Buffer

Parcel

City Limit

0

125

250

500

Feet

0

2

4

Miles

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 7/18/2019

Document Path: Z:\Planning\HPC\Staff\Records\2019\HPC-19-12 804 Burleson St (Fence Amendment)\8.1.19 Map of HPC-19-12 Notification Map.mxd



Staff Report
Historic Preservation Commission
HPC-19-12

Prepared by: Alison Brake, CNU-A, Historic Preservation Officer
and Planner

Date of Meeting: August 1, 2019

Applicant Information:

Applicant: Rolf Straubhaar and Kristy Money
804 Burleson Street
San Marcos, TX 78666

Property Owner: Same

Public Hearing Notice:

Mailed: July 19, 2019

Response: None as of report date.

Subject Properties:

Location: 804 Burleson Street
Historic District: Burleson Street
Description: 804 – Neotraditional, Rock home (per *San Marcos Heritage Neighborhood Historic Resources Survey – 1997*)
Date Constructed: 804 – 1932 per *My Historic SMTX* (source: current property owner)
Priority Level: Medium (*My Historic SMTX*)
Listed on NRHP: No
RTHL: No

Applicant Request:

To allow a change in material for an approved fence located along the west side property line between the properties.

Staff Recommendation:

- ☒ *Approval* - appears to meet criteria for approval
- ☐ *Approval with conditions* – see comments below
- ☐ *Denial* - does not appear to meet criteria for approval
- ☐ Commission needs to address policy issues regarding this case.

Staff Comments:

The subject property is located on Burleson Street between Kasch Street and Browne Terrace ("EXHIBIT A"). It is listed in *My Historic SMTX* with a medium preservation priority and is considered a contributing structure to the district. Each resource within the historic resources survey was assigned a preservation priority level of high, medium, or low based on observed integrity and significance of known historical associations. Medium priority properties are those that could be contributing to an eligible National Register of Historic Places (NRHP) or local historic district. These resources may also have significant associations but are generally more common examples of types or styles or have experienced some alterations. The survey inventory table from *My Historic SMTX* states that the property is known as the Zimmerman Home and associated with Frank Zimmerman who was the owner of two local movie theaters ("EXHIBIT B"). The property is a rock, Neotraditional style home that reflects 1930s design elements.

In June of last year, the property owner at 804 Burleson Street received a Certificate of Appropriateness to install a wood and wire fence around the property along with a decorative entrance gate. The property owner has started work on the approved fence and is requesting a change in material for a portion of the fence. There is an existing privacy fence on the western corner of the property which the property owners would like to extend along the side property line. The existing privacy fence is shown in "EXHIBIT C". The applicants' site plan depicts the location of the new fence, shown in blue, in relation to the fence that was approved in 2018, shown in pink/purple, and the existing privacy fence, shown in green ("EXHIBIT D"). The applicants also submitted an example of the type of privacy fence they are requesting ("EXHIBIT E").

The Historic Design Guidelines discuss the rhythm of the street which adds to the visual continuity for a neighborhood. In addition to the rhythm of the neighborhood, the Guidelines state that the front of each building, including the walls, porch alignment, and fences, aide in defining the wall of continuity of a neighborhood. Staff finds the request consistent with the Historic Design Guidelines recommendation to locate the fence at or behind the setback line. As the fence will be located along the western side property line, the homes will not be obscured by the fence and still be visible from Burleson Street. Staff finds the wall of continuity along Burleson Street is not disturbed and the request consistent with Section 4.5.21(l)(1)(g). The design and material of the fence appears to be compatible with the style of the existing original privacy fence. This type of fence is a typical privacy fence found throughout the City and the historic districts.

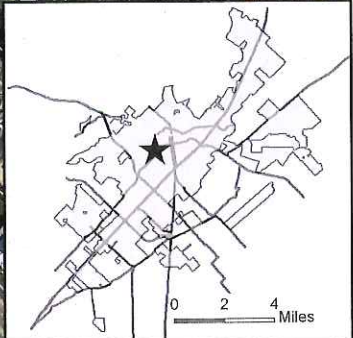
Staff finds the request change the material for the approved fence consistent with the San Marcos Development Code and the Historic Design Guidelines and finds that the request will not have a negative effect on the historical, architectural or cultural character of the historic district. Therefore, Staff recommends **approval of the request as submitted.**

EXHIBITS

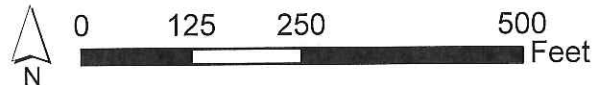
- A. Aerial Map
- B. Survey Inventory Table from *My Historic SMTX*
- C. Photo of Existing Privacy Fence
- D. Site Plan
- E. Example of Privacy Fence Type
- F. San Marcos Development Code Sections 2.5.5.4 and 4.5.2.1(l)

HPC-19-12 400' Aerial Map Fence — 804 Burleson St

EXHIBIT
A



- ★ Site Location
- Subject Property
- Parcel
- City Limit



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Map Date: 7/18/2019

Survey Inventory Table - Phase 2
My Historic SMTX City of San Marcos Historic Resources Survey Report
June 2019

Local ID	Priority	Explanation	Address No.	Street Name	Current Name	Historic Name
Medium Priority Resources - Phase 2						
R27361	Medium	Identified as medium priority and 1990s survey; retains high integrity	719	Burleson St		
R21064	Medium	Associated with Frank Zimmerman, "Mr. Theater" (owner of two local movie theaters); reflects 1930s design elements	721	Burleson St		
R27369	Medium	Need additional information regarding significance of Kasch House	804	Burleson St		Zimmerman Home
R27357	Medium	Contributing to Burleson LHD	828	Burleson St	Kasch Corner	
R27392	Medium	Contributing to Burleson LHD	904	Burleson St		
R27391	Medium	Contributing to Burleson LHD	906	Burleson St		
R35884	Medium	Altered porch but otherwise retains fair integrity and contributes to LHD	925	Burleson St		
R20618	Medium	Unusual stonework; merits further research for historical associations	1005	Burleson St		
R20634	Medium	Merits further research, especially barn	1010	Burleson St		
R30509	Medium	Intact example of mid-1950s ranch house	1200	Cedar Lane		
R43679	Medium		1017	Dailey St		
R11853	Medium	Merits research for role in local community	111A-B	Eisenhower St	La Victoria Grocery	
R27027	Medium	One of older and most intact residences in area	200	Ellis St		
R27032	Medium	Intact and significant example of 1960s ranch style house; one of few in neighborhood	220	Ellis St		
R27037	Medium	Merits research for association with former military base	308	Ellis St		



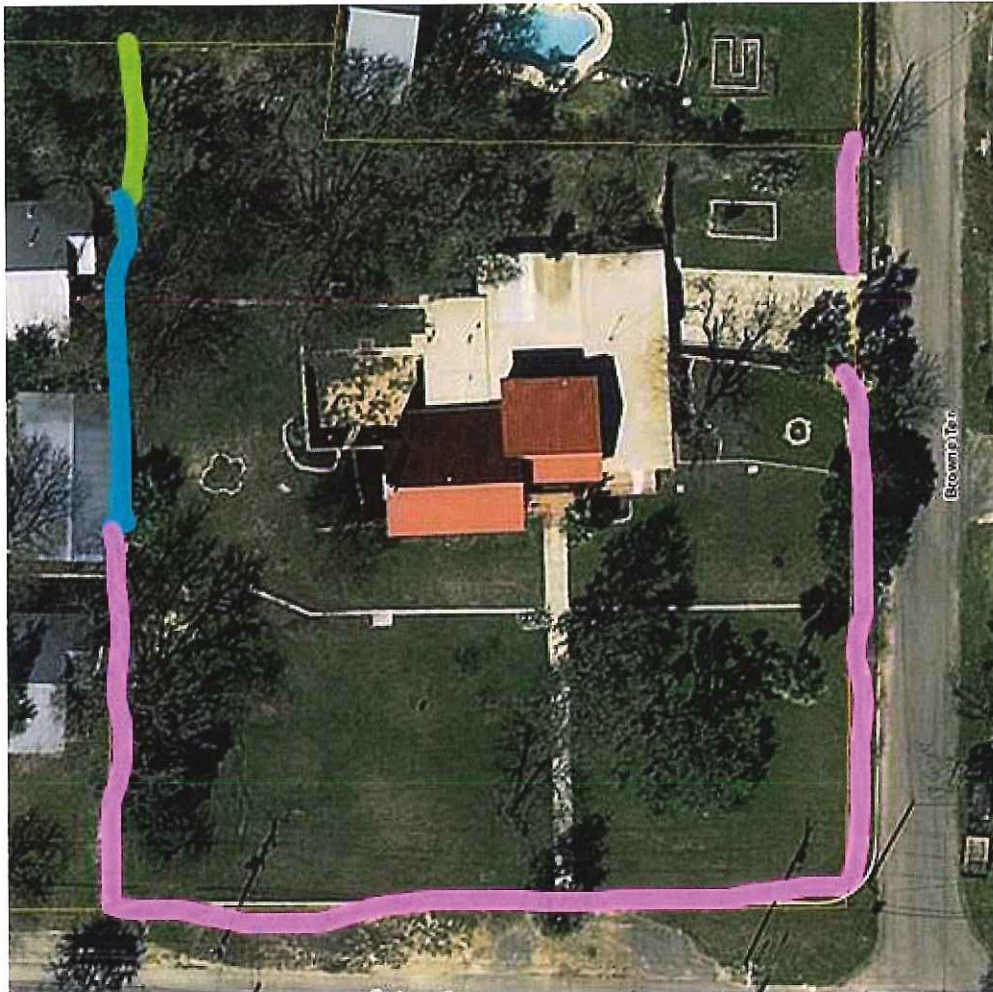
Table E-4. Reevaluation of 1997 San Marcos Heritage Neighborhood Survey (Burleson Street Historic District)				
Local ID (CAD Property ID)	Address	1997 Heritage Neighborhood Survey Priority Recommendation	2019 My SMTX Survey	
			Priority Recommendation	Contributing/Non-Contributing Status
R41712	702 Burleson Street	High	High	Contributing
R27362	713 Burleson Street	Medium	Medium	Contributing
R27353	714 Burleson Street	High	High	Contributing
R27361	719 Burleson Street	Medium	Medium	Contributing
R21064	721 Burleson Street	Medium	Medium	Contributing
R27359	724 Burleson Street	High	High	Contributing
R35988	736 Burleson Street	Post 1950 (non-contributing)	Not historic age	Non-contributing
R27369	804 Burleson Street	Post 1950 (non-contributing)*	Medium	Contributing
R27357	826 (828) Burleson Street	Post 1950 (non-contributing)	Medium	Contributing
R70902	902 Burleson Street	High	High	Contributing
R27392	904 Burleson Street	Post 1950 (non-contributing)	Medium	Contributing
R27391	906 Burleson Street	Post 1950 (non-contributing)	Medium	Contributing
R35882	923 Burleson Street	Post 1950 (non-contributing)	Low	Non-contributing
R35884	925 Burleson Street	Post 1950 (non-contributing)	Medium	Contributing
R27300	1000 Burleson Street	High	High	Contributing
R20617	1001 Burleson Street	Post 1950 (non-contributing)	High	Contributing
R27393	817 Highland Terrace	N/A	Medium	Contributing
R27354	715 (A-C) Rogers Street	Medium (A&B), High (C)	Medium	Contributing
R41714	317 Scott Street	Medium	Medium	Contributing
R41713	323 Scott Street	High	High	Contributing
R41710	501 Scott Street	N/A	Not historic age	Non-contributing
R41711	515 Scott Street	Medium	Medium	Contributing

*Date of post-1950 is incorrect; constructed in 1932 (per detailed house history provided by current property owner)

HPC-19-12 Existing Privacy Fence



HPC-19-12 Site Plan



Green line = existing 6-foot privacy fence

Blue line = requested new 6-foot privacy fence (change in material from approved wood and wire)

Pink/Purple line = approved 4-foot wood and wire fence

HPC-19-12 Example of Privacy Fence Type





Section 2.5.5.4 Criteria for Approval

The following criteria shall be used to determine whether the application for a certificate of appropriateness shall be approved, conditionally approved or denied:

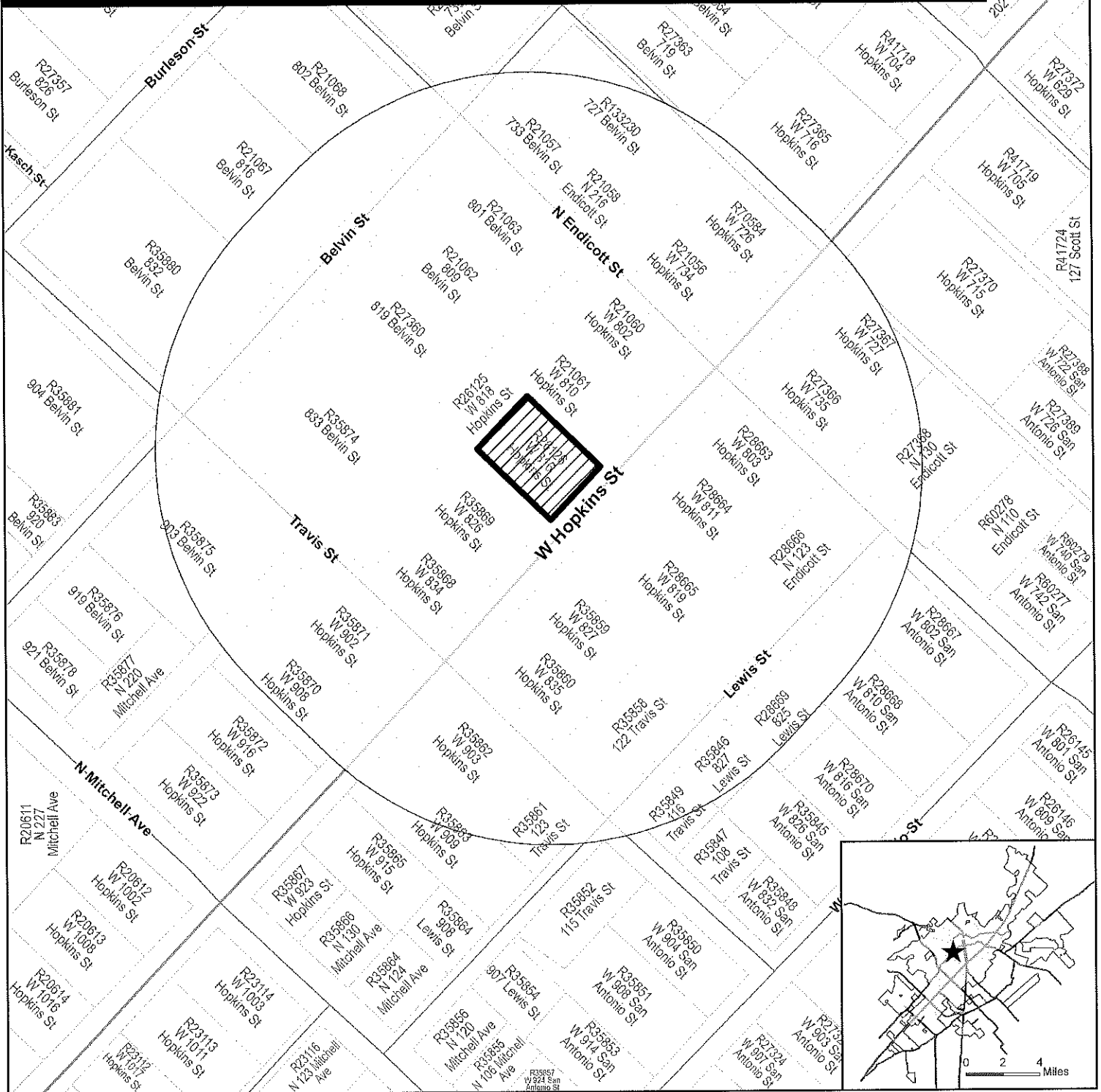
- (1) Consideration of the effect of the activity on historical, architectural or cultural character of the Historic District or Historic Landmark;
- (2) For Historic Districts, compliance with the Historic District regulations;
- (3) Whether the property owner would suffer extreme hardship, not including loss of profit, unless the certificate of appropriateness is issued;
- (4) The construction and repair standards and guidelines cited in Section 4.5.2.1





Section 4.5.2.1 Historic Districts

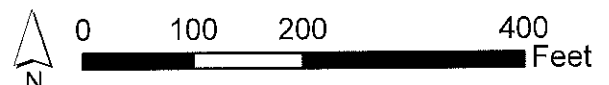
I. Construction and Repair Standards.

- (1) New construction and existing buildings and structures and appurtenances thereof within local Historic Districts that are moved, reconstructed, materially altered or repaired shall be visually compatible with other buildings to which they are visually related generally in terms of the following factors; provided, however, these guidelines shall apply only to those exterior portions of buildings and sites visible from adjacent public streets:
 - a. **Height.** The height of a proposed building shall be visually compatible with adjacent buildings.
 - b. **Proportion of building's front facade.** The relationship of the width of a building to the height of the front elevation shall be visually compatible to the other buildings to which it is visually related.
 - c. **Proportion of openings within the facility.** The relationship of the width of the windows in a building shall be visually compatible with the other buildings to which it is visually related.
 - d. **Rhythm of solids to voids in front Facades.** The relationship of solids to voids in the front facade of a building shall be visually compatible with the other buildings to which it is visually related.
 - e. **Rhythm of spacing of Buildings on Streets.** The relationship of a building to the open space between it and adjoining buildings shall be visually compatible to the other buildings to which it is visually related.
 - f. **Rhythm of entrance and/or porch projection.** The relationship of entrances and porch projections to sidewalks of a building shall be visually compatible to the other buildings to which it is visually related.
 - g. **Relationship of materials, texture and color.** The relationship of the materials, and texture of the exterior of a building including its windows and doors, shall be visually compatible with the predominant materials used in the other buildings to which it is visually related.
 - h. **Roof shapes.** The roof shape of a building shall be visually compatible with the other buildings to which it is visually related.
 - i. **Walls of continuity.** Appurtenances of a building including walls, fences, and building facades shall, if necessary, form cohesive walls of enclosure along a street, to ensure visual compatibility of the building to the other buildings to which it is visually related.
 - j. **Scale of a building.** The size of a building, the mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with the other buildings to which it is visually related.
- (2) The Historic Preservation Commission may use as general guidelines, in addition to the specific guidelines contained this section, the Historic Design Guidelines located in Appendix C of the San Marcos Design Manual and the current Standards for Historic Preservation Projects issued by the United States Secretary of the Interior.

HPC-19-14 400' Notification Map Various Exterior Improvements—816 W Hopkins St



- ★ Site Location
-  Subject Property
-  400' Buffer
-  Parcel
-  City Limit



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Map Date: 7/18/2019



Staff Report
Historic Preservation Commission
HPC-19-14

Prepared by: Alison Brake, CNU-A, Historic Preservation Officer and Planner

Date of Meeting: August 1, 2019

Applicant Information:

Applicant: Andrew Behnke
816 West Hopkins Street
San Marcos, TX 78666

Property Owner: Same

Public Hearing Notice:

Mailed: July 19, 2019

Response: None as of report date.

Subject Properties:

Location: 816 West Hopkins Street
Historic District: Hopkins Street
Description: Folk Victorian
Date Constructed: 1890 (*My Historic SMTX*)
Priority Level: High (*My Historic SMTX*)
Listed on NRHP: No
RTHL: No

Applicant Request:

To allow various exterior improvements including extending the front porch, replacing the front and side door, installing period correct exterior lighting, installing period appropriate skirting, and adding a brick path approach up to the front porch.

Staff Recommendation:

- ☒ *Approval - appears to meet criteria for approval*
- ☐ *Approval with conditions – see comments below*
- ☐ *Denial - does not appear to meet criteria for approval*
- ☐ *Commission needs to address policy issues regarding this case.*

Staff Comments:

The subject property is located on Hopkins Street between Travis and Endicott Streets ("EXHIBIT A"). The property is identified, with a high preservation priority, as a Folk Victorian-style home in *My Historic SMTX* ("EXHIBIT B"). The historic resources survey form states that the property had been identified in the 1997 historic resources survey with a medium preservation priority but as the home retains high integrity, the consultants identified it with a high priority level. The applicant recently purchased the home and is proposing various exterior improvements, including repairing much of the exterior, to return the home back to a single-family home for their primary residence. It had been used as a triplex for many years; a nonconforming use. To simplify the staff report, the items in the scope have been reviewed separately against the San Marcos Development Code, the Historic Design Guidelines, and the Secretary of Interior Standards below.

Extension of Front Porch and Installation of Railing

The applicant is proposing to extend the decking of the existing front porch to run the length of the front façade of the house and replace the existing railing with a more period correct railing while also restoring the existing wooden columns. No new columns are proposed with the extension of the deck at this time.

Existing Front Porch



The existing front porch measures 9 feet (w) by 14 feet (l) and the extended front porch will measure 9 feet (w) by 28 feet (l); extending the porch by an additional 14 feet. The applicant submitted a copy of a Sanborn map that indicates the front porch at one time did extend across the façade ("EXHIBIT C"). The historic resources survey form confirms that the extended front porch was shown in the 1930 and 19944 Sanborn maps and was shortened sometime after 1945. The applicant is proposing to utilize wood decking to extend it. The extended porch will not be covered at this time. The proposed railing will be constructed using wood and be similar in style to the photo below:



The Historic Design Guidelines state that porches are frequently the most modified portion of the house. They recommend returning a porch to its original design when possible stating that doing so will make a positive visual impact to the house and the neighborhood. Staff finds the request consistent with this. Retaining original material and making repairs that match the original design of the porch is also recommended by the Historic Design Guidelines. Staff finds the request consistent with this. Staff finds the request to extend the porch consistent with Section 4.5.2.1(I)(1)(f). The porch will not be widened so the projection to sidewalks of the building will remain visually compatible.

The Secretary of Interior's Standards define restoration as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The Secretary of the Interior's Standards for Restoration recommend using the physical evidence as a model to reproduce the feature or using historic documentation to reproduce the feature. Staff finds the request to extend the porch consistent with this recommendation.

Front and Side Porch Door

The applicant states that the front door and side door have been replaced in the past with more modern style doors; the side door is currently nailed shut. The applicant is proposing to replace these doors with more period correct wooden doors that will either be salvaged or replicas. The photos below show the existing front door and the side door:

Existing Front Door (via Google Street View)



Side Porch Door to be reopened (currently nailed shut)



The applicant states that the front hallway is very dark. To help alleviate the darkness, the applicant is requesting to add sidelights to the front door while preserving the original wooden trim. The applicant has proposed the following door styles for the front door:



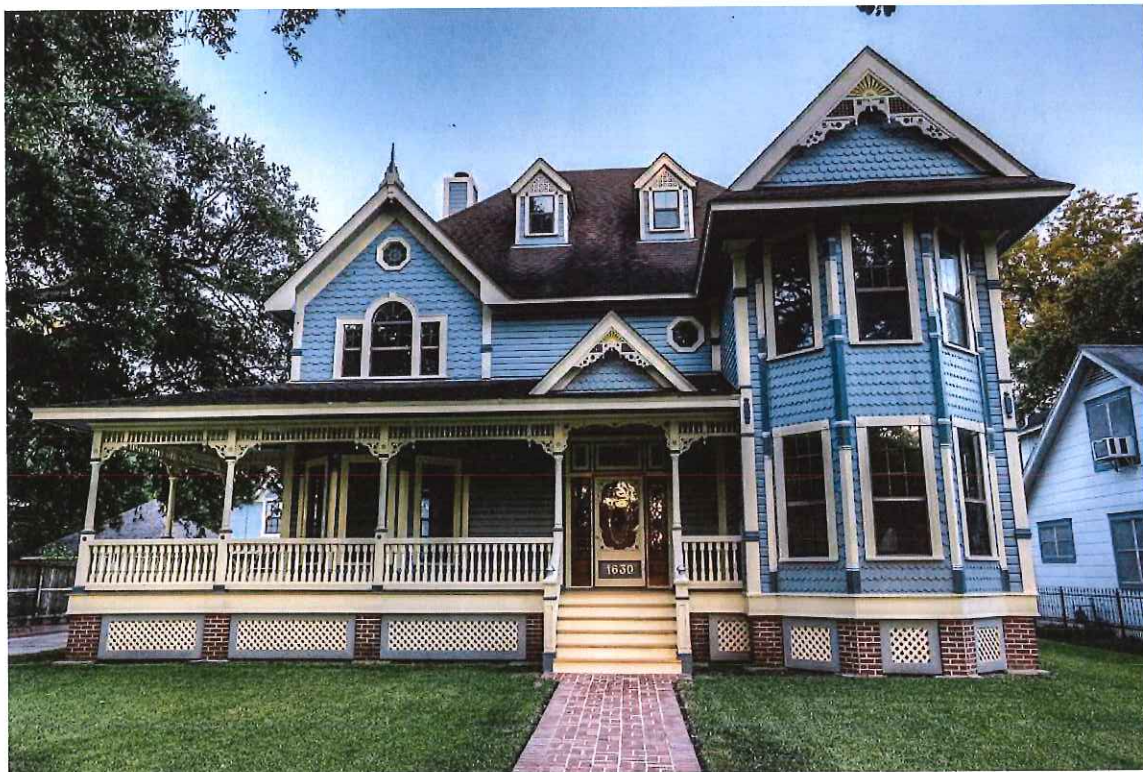
The Historic Design Guidelines state that door frames, trim and surrounds help to define the character and style of the house. Staff finds the addition of the sidelights, especially the addition of ½ light sidelights as shown in the example photo on the left, will allow the applicants to gain more light into the hallway while not changing the character of the home. The applicant is proposing to preserve the original wooden trim and the stained glass transom.

Skirting

The applicant states that the current modern lattice skirting is only a few years old and is badly deteriorated.



The applicant is proposing a wooden framed lattice skirting with brick details. The new skirting will be installed around the entire home and will be similar in style to what is shown in the photos below:





The Historic Design Guidelines state that the skirting may deteriorate over time and should be repaired or replaced if missing or badly deteriorated. The skirting should match the original in design and detail. The Historic Design Guidelines discourage skirting of solid materials (brick, stucco) as it changes the historic appearance of the house and does not provide the essential ventilation required for pier and beam foundations. The Guidelines continue stating that cement board siding may be an acceptable alternative for ground contact skirting if installed in a manner that reflects the original design, detail and dimension. Staff finds the request for the wooden framed lattice skirting with brick details consistent with the Historic Design Guidelines. The use of brick Section 4.5.2.1(l)(g) of the San Marcos Development Code as there are many homes in the Hopkins Street District that boast wooden lattice skirting.

Porch Steps and Brick Pathway

The applicant is proposing to widen the existing concrete porch steps and replace the existing concrete pathway leading up to the front porch from the sidewalk along Hopkins Street with a brick pathway. Staff believes that the concrete steps were added sometime after the porch was shortened.

The Historic Design Guidelines state that removing or relocating the sidewalk from the street would break the rhythm of the neighborhood. The Guidelines recommend replacing broken sidewalks while keeping the location of the sidewalk or pathway. The Guidelines also state that the material should match the original or should be compatible with the house and the surrounding neighborhood and suggest the use of stone, concrete or brick pavers as appropriate replacement materials. Staff finds the request for a brick pathway consistent with these recommendations. Staff also finds the brick pathway is appropriate in design, scale and character of the house which is consistent with the Guidelines.

Exterior Lighting

The applicant states that none of the exterior lighting is original and in need of replacement as it is all in poor repair. They submitted the following photos of the existing exterior lighting:

Existing Exterior Lighting



The applicant is proposing to replace the exterior lighting with period correct lighting, either salvaged or replica lighting, similar to what is shown below:



The Historic Design Guidelines state that light fixtures located on the building exterior should be appropriate in design, scale, and character of the house. The Historic Design Guidelines do caution against creating false history but Staff finds the request for new exterior lighting appropriate in design, scale and character of the home.

Summary

Staff finds the proposed exterior improvements will enhance the character of the property and are consistent with the Historic Design Guidelines, the San Marcos Development Code and the Secretary of the Interior Standards. Staff finds the request will not have a negative effect on the historical, architectural or cultural character of the historic district. Therefore, Staff recommends **approval of the request as submitted.**

EXHIBITS

- A. Aerial Map
- B. Historic Resources Survey Form and Table E-5 from *My Historic SMTX*
- C. Sanborn map
- D. San Marcos Development Code Sections 2.5.5.4 and 4.5.2.1(I)

HPC-19-14

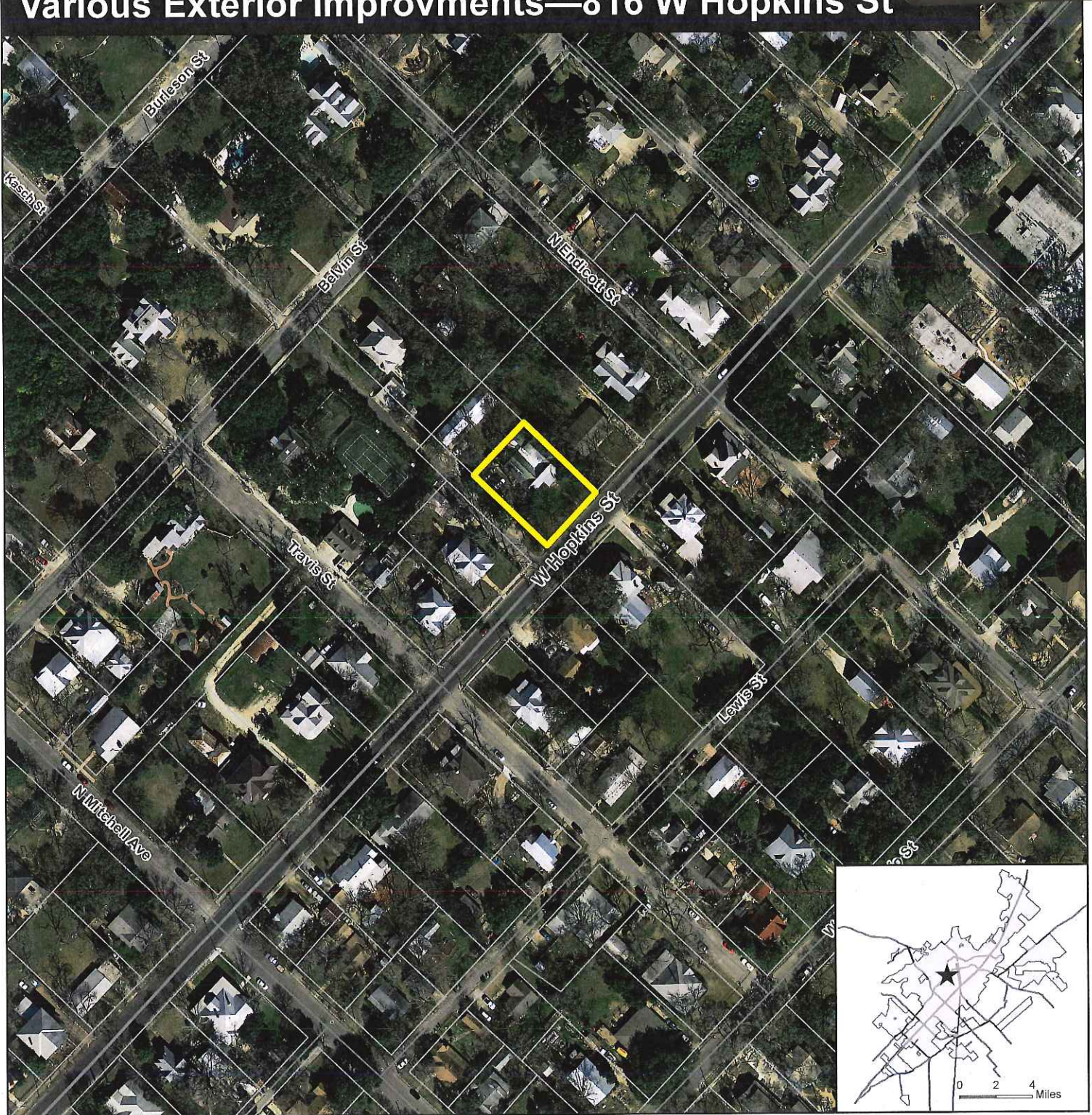
400' Aerial Map

Various Exterior Improvements—816 W Hopkins St

EXHIBIT

A

tabbles



Site Location



Subject Property



Parcel



City Limit



0 100 200 400 Feet

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Map Date: 7/18/2019

TEXAS HISTORICAL COMMISSION

Historic Resources Survey Form

Local Id: R26126

City: SAN MARCOS

Block: 2

Project #: 00046

County: Hays

Address No: 816

Street Name: W Hopkins St

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information

Name: ADAMS KRISTEN PAULA

Address: PO BOX 24

City: SUTHERLAND SPRINGS

State: TX

Zip: 78161

Geographic Location

Latitude: 29.878727

Longitude: -97.950268

Parcel Id

Legal Description (Lot/Block): EVA DOLAN SUBD LOT 2 0.33 AC

Addition/Subdivision:

Year:

Property Type: Building

Listed NR District Name: Hopkins Street Local Historic District

Current Designations: ☐ NR District☐ NHL ☐ NR ☐ RTHL ☐ OTHM ☐ HTC ☐ SAL ☒ Local ☐ Other Is property contributing? ☒

Architect: Unknown

Builder

Construction Date: 1890

Source Current resident

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 2/1/2019

Function

Current: Domestic

Historic: Domestic



SECTION 2

Architectural Description

Folk Victorian-style residence built in 1890 (per comment from current resident who stated that it was originally a farm house and retains original stained glass and interior trim); cross-gabled metal roof, wood siding, original 2/2-light wood windows, decorative window hoods, stained glass transom, bay window on side; per 1930 and 1944 Sanborn maps, original porch extended across facade, but current porch appears to be of historic age; identified as medium priority in 1997 Heritage Neighborhood survey; high integrity

☒ Additions, modifications **Explain:** Porch shortened sometime after 1945 (per Sanborn map)☐ Relocated **Explain:**

TEXAS HISTORICAL COMMISSION

161

Historic Resources Survey Form

Local Id: R26126

City: SAN MARCOS

Block: 2

Project #: 00046

County: Hays

Address No: 816

Street Name: W Hopkins St

Stylistic Influence

Folk Victorian

Structural Details

Roof Form

Cross-Gabled

Plan

L-Plan

Roof Materials

Metal

Chimneys

Wall Materials

Wood Siding

Porches/Canopies

FORM Shed Roof

SUPPORT Classical columns

MATERIAL

Windows

Wood, Double hung

Doors (Primary Entrance)

Single, With transom

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture, Community Development

Applicable National Register (NR) Criteria:

- ☒ **A** Associated with events that have made a significant contribution to the broad pattern of our history
- ☐ **B** Associated with the lives of persons significant in our past
- ☒ **C** Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- ☐ **D** Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Significant/intact late 19th cent. residence/farmhouse; reflects late 19th cent. residential dev. of neighborhood

Periods of Significance:

ca. 1890-1975

Levels of Significance: ☐ National ☐ State ☒ Local

Integrity: ☒ Location ☒ Design ☒ Materials ☒ Workmanship ☒ Setting ☒ Feeling ☒ Association

Integrity Notes:

Altered porch but of historic age

Individually Eligible? Yes

Within Potential NR District?: Yes

Is Property Contributing?: ☒
Potential NR District Name: Within Hopkins Street Local Historic District

Priority High

Explain: High integrity

Other Information

Is prior documentation available for this resource? Yes

Type ☐ HABS ☒ Survey ☒ Other

Documentation Details:

1997 San Marcos Heritage Neighborhood Survey; Sanborn maps 1930 & 1944 (sheet 11), resident comment

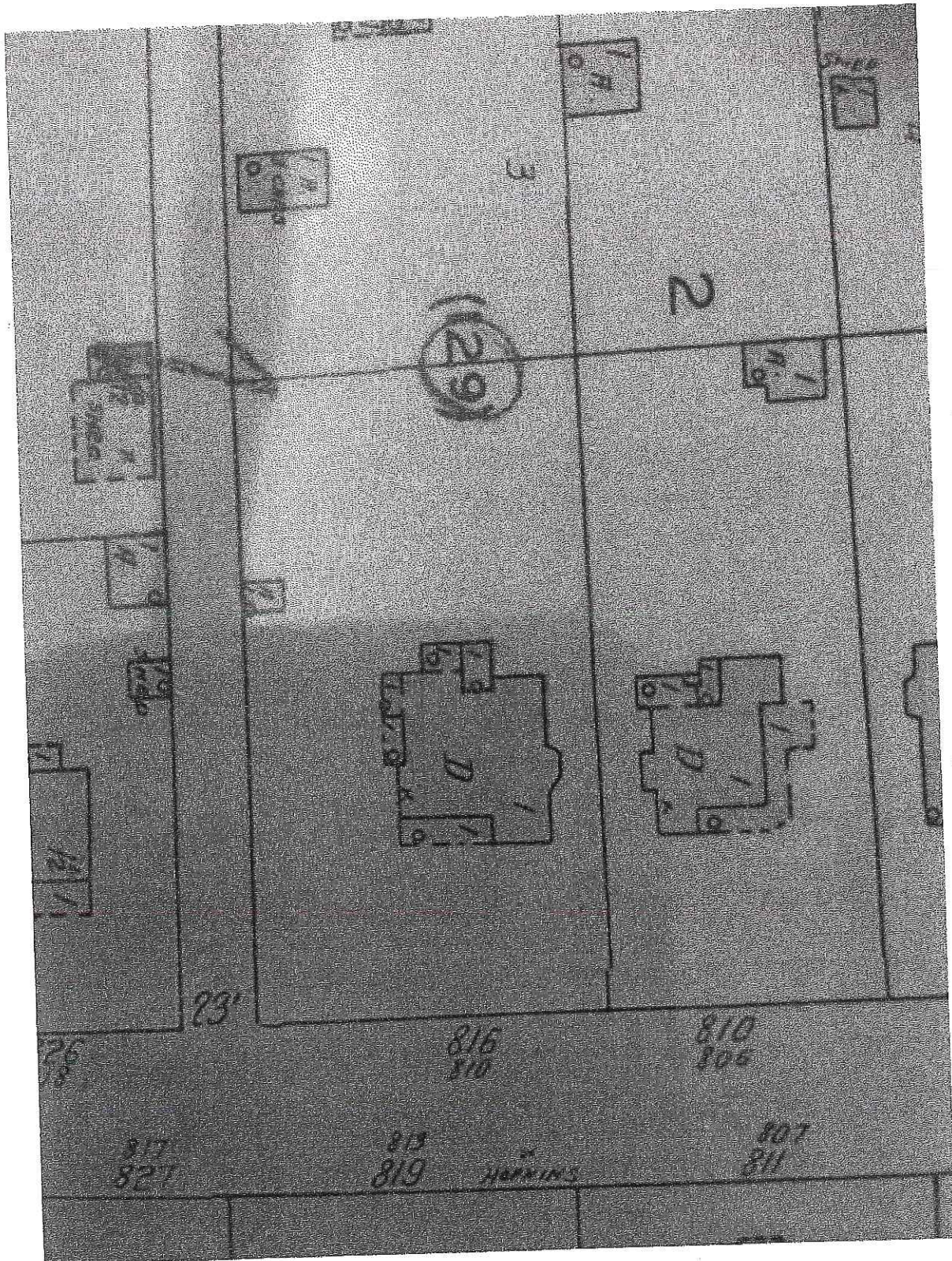
**Table E-5. Reevaluation of 1997 San Marcos Heritage Neighborhood Survey
(Hopkins Street Historic District)**

Local ID (CAD Property ID)	Address	1997 Heritage Neighborhood Survey Priority Recommendation	2019 My SMTX Survey	
			Priority Recommendation	Contributing/Non- Contributing
R27380	131 Blanco Street	Medium	Medium	Contributing
R27378	133 Blanco Street	Post 1950 (non-contributing)	Not historic age	Non-contributing
R28666	123 N. Endicott Street (Lewis Street)	Post 1950 (non-contributing)	Low	Non-contributing
R27368	130 N. Endicott Street	Medium	Medium	Contributing
R35864	124 N. Mitchell Street	Medium	Medium	Contributing
R35866	130 N. Mitchell Street	Medium	Medium	Contributing
R34687	510 W. Hopkins Street	High	High	Contributing
R34677	511 W. Hopkins Street	High	Medium	Contributing
R144880	516 W. Hopkins Street	High	High	Contributing
R34776	517 W. Hopkins Street	Medium	Medium	Contributing
R34685	524 W. Hopkins Street	Medium	Medium	Contributing
R34673	525 W. Hopkins Street	Post 1950 (non-contributing)	Low	Non-contributing
R34684	530 W. Hopkins Street	Medium	Low	Non-contributing
R37671	531 W. Hopkins Street	Medium	Medium	Contributing
R34683	536 W. Hopkins Street	Post 1950 (non-contributing)	Low	Non-contributing
R34670	537 W. Hopkins Street	High	High	Contributing
R34682	538 W. Hopkins Street	Post 1950 (non-contributing)	Low	Non-contributing
R34681	540 W. Hopkins Street	Post 1950 (non-contributing)	Low	Non-contributing
R34669	545 W. Hopkins Street	High	High	Contributing
R27379	601 W. Hopkins Street	Post 1950 (non-contributing)	Not historic age?	Non-contributing
R27376	603 W. Hopkins Street	Post 1950 (non-contributing)	Not historic age?	Non-contributing
R35209	604 (602) W. Hopkins Street	Medium	Medium	Contributing
R35211	608 W. Hopkins Street	Medium	Medium	Contributing
R27375	611 W. Hopkins Street	Post 1950 (non-contributing)	Not historic age	Non-contributing
R35212	612 W. Hopkins Street	Medium	Low	??
R27374	617 W. Hopkins Street	High	High	Contributing
R27378	623 W. Hopkins Street	High	Medium	Contributing
R27372	629 W. Hopkins Street	High	High	Contributing
R41718	704 W. Hopkins Street	Medium	Medium	Contributing
R41719	705 W. Hopkins Street	Post 1950 (non-contributing)	High	Contributing
R27370	715 W. Hopkins Street	Post 1950 (non-contributing)	Low	Non-contributing
R27365	716 W. Hopkins Street	Medium	High	Contributing
R70584	726 W. Hopkins Street	High	High	Contributing
R27367	727 W. Hopkins Street	High	High	Contributing
R21056	734 W. Hopkins Street	Medium	High	Contributing
R27366	735 W. Hopkins Street	High	High	Contributing
R21060	802 W. Hopkins Street	High	High	Contributing
R28663	803 W. Hopkins Street	Medium	High	Contributing
R21061	810 W. Hopkins Street	Post 1950 (non-contributing)	Low	Non-contributing
R28664	811 W. Hopkins Street	High	High	Contributing
R26126	816 W. Hopkins Street	Medium	High	Contributing
R26125	818 (816 ½) W. Hopkins Street	Post 1950 (non-contributing)	Low	Non-contributing

EXHIBIT

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C



Section 2.5.5.4 Criteria for Approval

The following criteria shall be used to determine whether the application for a certificate of appropriateness shall be approved, conditionally approved or denied:

- (1) Consideration of the effect of the activity on historical, architectural or cultural character of the Historic District or Historic Landmark;
- (2) For Historic Districts, compliance with the Historic District regulations;
- (3) Whether the property owner would suffer extreme hardship, not including loss of profit, unless the certificate of appropriateness is issued;
- (4) The construction and repair standards and guidelines cited in Section 4.5.2.1

Section 4.5.2.1 Historic Districts

I. Construction and Repair Standards.

- (1) New construction and existing buildings and structures and appurtenances thereof within local Historic Districts that are moved, reconstructed, materially altered or repaired shall be visually compatible with other buildings to which they are visually related generally in terms of the following factors; provided, however, these guidelines shall apply only to those exterior portions of buildings and sites visible from adjacent public streets:
 - a. **Height.** The height of a proposed building shall be visually compatible with adjacent buildings.
 - b. **Proportion of building's front facade.** The relationship of the width of a building to the height of the front elevation shall be visually compatible to the other buildings to which it is visually related.
 - c. **Proportion of openings within the facility.** The relationship of the width of the windows in a building shall be visually compatible with the other buildings to which it is visually related.
 - d. **Rhythm of solids to voids in front Facades.** The relationship of solids to voids in the front facade of a building shall be visually compatible with the other buildings to which it is visually related.
 - e. **Rhythm of spacing of Buildings on Streets.** The relationship of a building to the open space between it and adjoining buildings shall be visually compatible to the other buildings to which it is visually related.
 - f. **Rhythm of entrance and/or porch projection.** The relationship of entrances and porch projections to sidewalks of a building shall be visually compatible to the other buildings to which it is visually related.
 - g. **Relationship of materials, texture and color.** The relationship of the materials, and texture of the exterior of a building including its windows and doors, shall be visually compatible with the predominant materials used in the other buildings to which it is visually related.
 - h. **Roof shapes.** The roof shape of a building shall be visually compatible with the other buildings to which it is visually related.
 - i. **Walls of continuity.** Appurtenances of a building including walls, fences, and building facades shall, if necessary, form cohesive walls of enclosure along a street, to ensure visual compatibility of the building to the other buildings to which it is visually related.
 - j. **Scale of a building.** The size of a building, the mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with the other buildings to which it is visually related.
- (2) The Historic Preservation Commission may use as general guidelines, in addition to the specific guidelines contained this section, the Historic Design Guidelines located in Appendix C of the San Marcos Design Manual and the current Standards for Historic Preservation Projects issued by the United States Secretary of the Interior.